

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORMSEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1 NAME**

HISTORIC "Greater Hutzlers" or Hutzlers "High Rise" Building

AND/OR COMMON

Hutzler's North Building

**2 LOCATION**

STREET &amp; NUMBER

220-228 North Howard Street

\_\_\_ NOT FOR PUBLICATION

CITY, TOWN

Baltimore

CONGRESSIONAL DISTRICT

STATE

Maryland

\_\_\_ VICINITY OF

CODE

COUNTY

C.C.D.

**3 CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
___ DISTRICT	___ PUBL C	<input checked="" type="checkbox"/> OCCUPIED	___ AGRICULTURE ___ MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	___ UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL ___ PARK
___ STRUCTURE	___ BOTH	___ WORK IN PROGRESS	___ EDUCATIONAL ___ PRIVATE RESIDENCE
___ SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	___ ENTERTAINMENT ___ RELIGIOUS
___ OBJECT	___ IN PROCESS	___ YES: RESTRICTED	___ GOVERNMENT ___ SCIENTIFIC
	___ BEING CONSIDERED	<input checked="" type="checkbox"/> YES: UNRESTRICTED	___ INDUSTRIAL ___ TRANSPORTATION
		___ NO	___ MILITARY ___ OTHER

**4 OWNER OF PROPERTY**

NAME

Hutzler Brothers Company

STREET &amp; NUMBER

220 North Howard Street

CITY, TOWN

Baltimore

\_\_\_ VICINITY OF

STATE

Maryland 21202

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE

REGISTRY OF DEEDS, ETC. Baltimore City Courthouse

STREET &amp; NUMBER

Records Office, Room 601

CITY, TOWN

Baltimore

STATE

Maryland 21202

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

City of Baltimore Neighborhood Study, The CBD West

DATE

1976

\_\_\_ FEDERAL \_\_\_ STATE \_\_\_ COUNTY ☒ LOCAL

DEPOSITORY FOR

SURVEY RECORDS Baltimore Commission for Historical and Architectural Pres.

CITY, TOWN

Baltimore

Maryland STATE

# DESCRIPTION

6-2278

## CONDITION

☒ EXCELLENT  
☐ GOOD  
☐ FAIR

☐ DETERIORATED  
☐ RUINS  
☐ UNEXPOSED

## CHECK ONE

☒ UNALTERED  
☐ ALTERED

## CHECK ONE

☒ ORIGINAL SITE  
☐ MOVED DATE \_\_\_\_\_

## DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The "Greater Hutzler's Building", 220-228 North Howard Street was built in two phases, the lower five stories started in 1931 and opened for business in October of 1932, the upper five stories added in 1941. Both parts of this Art Deco-Art Moderne building were designed by the firm of James R. Edmunds, Jr., successor to Joseph Evans Sperry. The resulting ten story structure is five bays wide, faced with polished black granite at the ground floor and hard-fired glazed brick in the upper floors. The bricks are glazed in variegated colors from dark red to light as they ascend the facade.

The south (left) bay of the ground floor level is open to permit vehicular and pedestrian traffic on Clay Street, the center three bays have large single light plate glass show windows with low long transom-like windows above protected with cast bronze screens of Deco design, and the fifth bay (north) is the main entrance to the department store. The south bay has a coffered ceiling composed of a series of stacked cubes with a continuous light strip in the center. This Art Deco detailing is complimented in the side walls along Clay Street, where aluminum framed show windows and projecting revolving doors at either side wall connect this building with the earlier Palace Building to the south. Also, the side walls of this tunnel like space are faced with glazed brick in five colors arranged in five vertical rows, ranging from dark red to cream color. The polished black granite surface above the opening to the street has a slightly projecting flat cornice which splays out in the middle to accept an excellent carved Art Deco urn with recessed light. A carved cartouche date stone ( "1858", the date of the founding of Hutzler Brothers) with a seated figure of Justice in low relief serves as a console supporting the urn. The inscription " Hutzler Brothers Co. 1858-1931" is etched into the flat surface on either side of the console, in Art Moderne typeface.

The main entrance, recessed into the fifth or north bay, has two aluminum revolving doors separated by a vertical show window panel. The semi-circular doors are topped with ribbed aluminum panels with the flat wall surface above decorated with horizontal fins emphasizing the cylindrical form of the revolving doors. The panel in the space above and between the doors is decorated with a stylized eagle, column encircled with two snakes and a date block, 1931. This caduceus and the finned spaces above the door enclosures are framed with vertical cast bronze panels of interlocking sunrise pattern. The side walls of the entrance area have single lighted plate glass show windows. The carved urn with light, the cartouche console and the low relief inscription used in the south end bay are repeated here.

The left bay is now six stories high, the top story added in 1941. This bay is in effect an air rights structure, constructed over the pre-existing Clay Street. The second and third floors

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INVENTORY -- NOMINATION FORM

CONTINUATION SHEET

ITEM NUMBER

PAGE One

are lighted with a tall rectangular two story metal framed window with 35 lights enclosed at the sides with limestone fluted quarter round engaged columns of massive proportions. The remaining part of this outer bay is unfenestrated, divided into four vertical rows. The third row from the outside edge is faced in limestone and incorporates the logo "Hutzlers" in Moderne silhouette lettering projected from the wall surface. The remaining three vertical panels are faced with the variegated brick, and are stepped out from the recessed limestone panel and at the roof line, which is capped with a narrow limestone ribbon. The exact same design is repeated in the north end bay, except that the tower extends the full ten stories.

The central three bays are defined by four vertical brick piers with paired 2/2 metal sash casement windows in each bay at the third through tenth floors. The window pairs are separated by a narrow vertical brick band which terminates above the center of the full width second floor windows in a stepped corbel. The second floor windows are full height, floor to ceiling, with heavy metal mullions defining 16 rectangular lights. The jambs are lined with stepped limestone panels. All spandrels between the window openings are faced with brick, and there is a narrow flat band of limestone serving as a cornice. Mechanical equipment placed on the roof is screened by a solid parapet wall set back from the plane of the exterior wall of the tower. Compressors above this parapet are enclosed with an open fence like screen.

At the present time, the basement, first, second and fifth floors are used for retail sales, the sixth through tenth for executive offices and administration. The third and fourth floors are now vacant and closed to the public. While little if any of the original interior fabric remains in the sales floors, the exceptional Art Moderne interiors have been carefully retained and refinished in the offices, especially at the 9th floor.

The ten story tower replaced four four story masonry commercial structures, which from period photographs appear to have been constructed in the early to mid 19th century.

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES 1931-32, 1941

BUILDER/ARCHITECT James R. Edmunds, Jr.

## STATEMENT OF SIGNIFICANCE

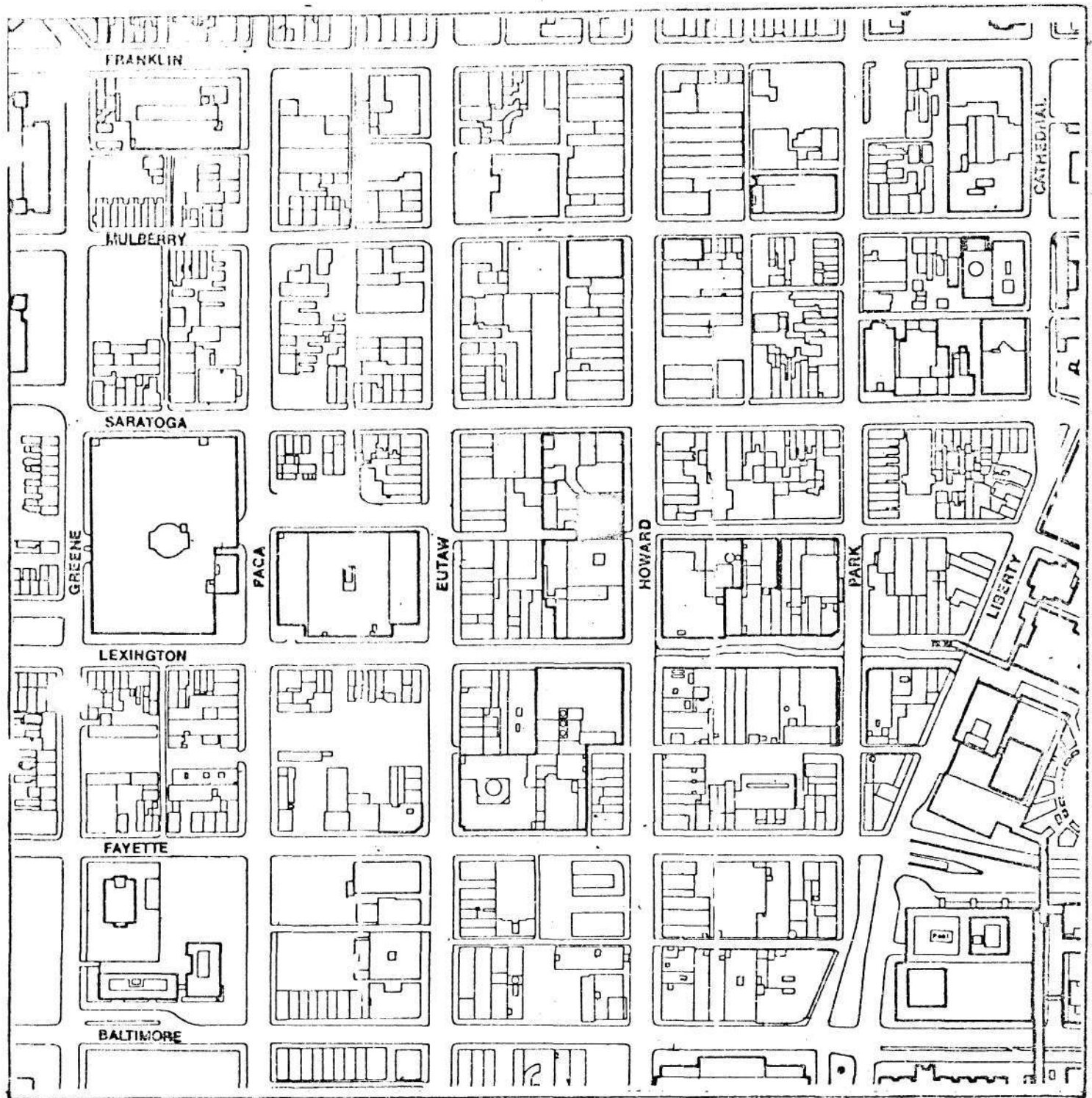
Architecturally, the "Greater Hutzlers" building is one of Baltimore's most impressive examples of the Art Deco/ Art Moderne movement popular from the late 1920's to the beginning of WWII. Engineering wise, the planned addition of five stories, doubling the size of the structure, is perhaps unique in the city with the foundations and structural framing designed in anticipation of the addition from the beginning. The Art Moderne lettering, both in low relief and in silhouette, the carved urns with recessed light fixtures and bas-relief consoles, the cast bronze screens above the show windows in the ground floor and especially the main entrance with its pair of aluminum revolving doors, caduceus, fins and sunrise motifs are some of the most important Deco- Moderne details in Baltimore. The building also has the first escalator in the city. Sometimes attributed to Joseph Evans Sperry, the design of both parts of the ten story structure is the work of the firm of James R. Edmunds, Jr. (now Edmunds and Hyde) the successors to Sperry, who died in 1930.

The Hutzler Brothers Company was established in 1858 at the southwest corner of North Howard and Clay Streets, on the site of the present day Palace Building, part of the Hutzler complex. The firm was owned jointly by the three Hutzler brothers, Abram, Charles and David, and rapidly grew to be one of Baltimore's largest and most successful retail outlets. The firm expanded in 1874, adding a three story building to the original at Clay Street, both of which were demolished to make way for the impressive Palace Building, completed in 1888, and again in 1916 with the construction of the Saratoga Street Building. The "Greater Hutzler's" building was constructed in 1931-32:

" September 18, 1931, in the midst of the great depression, Hutzler's, realizing the need for business leadership and expressing faith in Baltimore's future, launched the largest building operation in the city. This expansion program provided hundreds of jobs. On October 11, 1932, "The Greater Hutzler's" was opened with impressive ceremonies." (1)  
The 1931 construction resulted in a five story building, with the upper five floors added in 1941. Hutzler Brothers has been in continuous operation at North Howard Street since its inception in 1858.







**ENVIRONMENTAL IMPACT STATEMENT:  
BALTIMORE'S JOINT DEVELOPMENT/  
VALUE CAPTURE PROGRAM:  
BALTIMORE GARDENS**

**FIGURE** GREATER HUTZLER'S  
220-28 North Howard  
B-2278



NOV. 1977

SOURCE: DEPT. OF PLANNING





[illegible]

B.2278  
MAG 1 #0422785811 596

# MARYLAND HISTORICAL TRUST WORKSHEET

## NOMINATION FORM for the NATIONAL REGISTER OF HISTORIC PLACES, NATIONAL PARKS SERVICE

SEE INSTRUCTIONS

<b>1. NAME</b>				
COMMON: Greater Hutzler's				
AND/OR HISTORIC: Hutzler's North Building				
<b>2. LOCATION</b>				
STREET AND NUMBER: 220-228 N. Howard Street				
CITY OR TOWN: Baltimore				
STATE: Maryland		COUNTY:		
<b>3. CLASSIFICATION</b>				
CATEGORY (Check One)		OWNERSHIP		ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object		<input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both		<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress
PRESENT USE (Check One or More as Appropriate)		Public Acquisition:		Yes:
<input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment		<input type="checkbox"/> In Process <input type="checkbox"/> Being Considered		<input type="checkbox"/> Restricted <input checked="" type="checkbox"/> Unrestricted <input type="checkbox"/> No
<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum		<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific		<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify)
<b>4. OWNER OF PROPERTY</b>				
OWNER'S NAME: Hutzler Brothers & Company				
STREET AND NUMBER: 220 N. Howard Street				
CITY OR TOWN:		STATE:		
<b>5. LOCATION OF LEGAL DESCRIPTION</b>				
COURTHOUSE, REGISTRY OF DEEDS, ETC.: Records Office Room 601				
STREET AND NUMBER: Baltimore City Courthouse				
CITY OR TOWN: Baltimore		STATE: Maryland		21202
Title Reference of Current Deed (Book & Pg. #):				
<b>6. REPRESENTATION IN EXISTING SURVEYS</b>				
TITLE OF SURVEY: City of Baltimore Neighborhood Survey				
DATE OF SURVEY: 1976 <input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> County <input checked="" type="checkbox"/> Local				
DEPOSITORY FOR SURVEY RECORDS: COMMISSION FOR HISTORICAL & ARCHITECTURAL PRESERVATION				
STREET AND NUMBER: Room 900				
CITY OR TOWN: 26 South Calvert St. Baltimore, Md. 21202		STATE:		

7. DESCRIPTION	
CONDITION	(Check One) <input checked="" type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/> Ruins <input type="checkbox"/> Unexposed
	<div style="display: flex; justify-content: space-between;"> <div>(Check One)  <input checked="" type="checkbox"/> Altered    <input type="checkbox"/> Unaltered           </div> <div>(Check One)  <input type="checkbox"/> Moved    <input checked="" type="checkbox"/> Original Site           </div> </div>
DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE	
<p>The building is ten stories high, five bays wide and has a flat, unadorned roof. The first story facade is polished granite, and the upper story facades are tan brick.</p> <p>The first story facade is punctuated by a street underpass in the southernmost bay, a recessed entrance with shallow display cases and revolving doors in the northernmost bay, and one flat plate glass display window surmounted by a bronze decorative grille punctuating each of the three bays between.</p> <p>The 2nd and 3rd story facades of the outer bays are both punctuated by identical two story high 35 light flat windows. Each of the three center bays carries a flat 16 light window on the second story.</p> <p>At the third story facade each of the center bays is punctuated by two flat double casement windows with four lights, two large lights surmounted by two smaller ones. This window treatment punctuates the center bay facades from the 3rd through the 10th stories.</p> <p>The northernmost bay continues from the 3rd story to its termination in the 5th story facade as an unfenestrated wall carrying the store name.</p> <p>The northernmost bay continues unfenestrated from the 3rd to the 10th story facade and also carries the story name.</p>	

SEE INSTRUCTIONS

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**B. SIGNIFICANCE****PERIOD (Check One or More as Appropriate)**

- |  |                                       |  |                                       |
|--|---------------------------------------|--|---------------------------------------|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century            | <input type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century  | <input type="checkbox"/> 17th Century | <input checked="" type="checkbox"/> 19th Century |                                       |

**SPECIFIC DATE(S) (If Applicable and Known)****AREAS OF SIGNIFICANCE (Check One or More as Appropriate)**

- |  |   |  |  |
|--|---|--|--|
| <input type="checkbox"/> Aboriginal              | <input type="checkbox"/> Education              | <input type="checkbox"/> Political           | <input type="checkbox"/> Urban Planning        |
| <input type="checkbox"/> Prehistoric             | <input type="checkbox"/> Engineering            | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) _____ |
| <input type="checkbox"/> Historic                | <input type="checkbox"/> Industry               | <input type="checkbox"/> Science             | _____  |
| <input type="checkbox"/> Agriculture             | <input type="checkbox"/> Invention              | <input type="checkbox"/> Sculpture           | _____  |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian | _____  |
| <input type="checkbox"/> Art                     | <input type="checkbox"/> Literature             | <input type="checkbox"/> Theater             | _____  |
| <input checked="" type="checkbox"/> Commerce     | <input type="checkbox"/> Military               | <input type="checkbox"/> Transportation      | _____  |
| <input type="checkbox"/> Communications          | <input type="checkbox"/> Music                  |  |  |
| <input type="checkbox"/> Conservation            |   |  |  |

**STATEMENT OF SIGNIFICANCE**

Originally design and completed as a five story building in 1932, this part of Hutzler's had five stories added in 1914. Architecturally, the building is significant for the modernistic origin of its design, created by Joseph Evans Sperry, the street level facade with its intricate brass grillwork above the display windows, and the lettering carrying the store name.

Completed 1941, Baldwin & Pennington Architects

SEE INSTRUCTIONS

MIA-432394

20919

## 9. MAJOR BIBLIOGRAPHICAL REFERENCES

## 10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		° ' "	° ' "	
NE	° ' "	° ' "		° ' "	° ' "	
SE	° ' "	° ' "		° ' "	° ' "	
SW	° ' "	° ' "		° ' "	° ' "	

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

Acreage Justification:

SEE INSTRUCTIONS

## 11. FORM PREPARED BY

NAME AND TITLE: Planning Assistants	
ORGANIZATION: COMMISSION FOR HISTORICAL & ARCHITECTURAL PRESERVATION	DATE: 1976
STREET AND NUMBER: Room 900	
CITY OR TOWN: 26 South Calvert St. E. Baltimore, Md. 21202	STATE:

## 12. State Liaison Officer Review: (Office Use Only)

Significance of this property is:

National ☐ State ☐ Local ☐

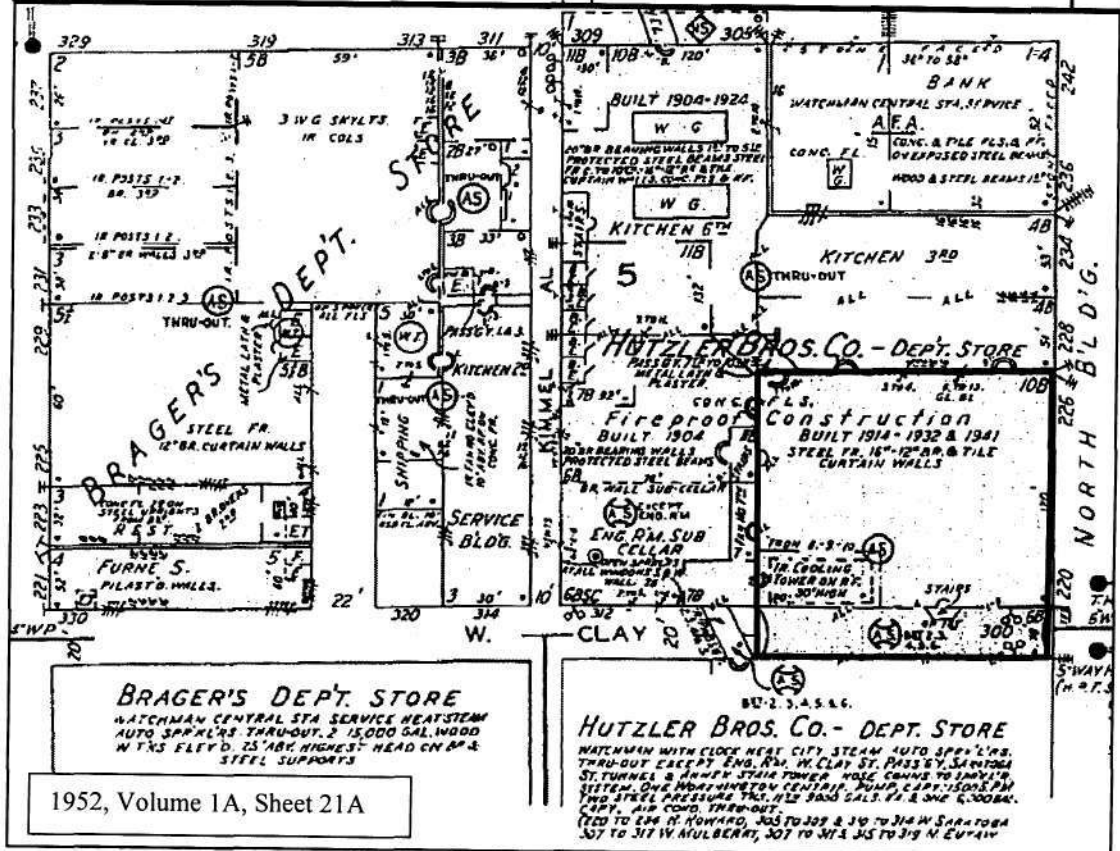
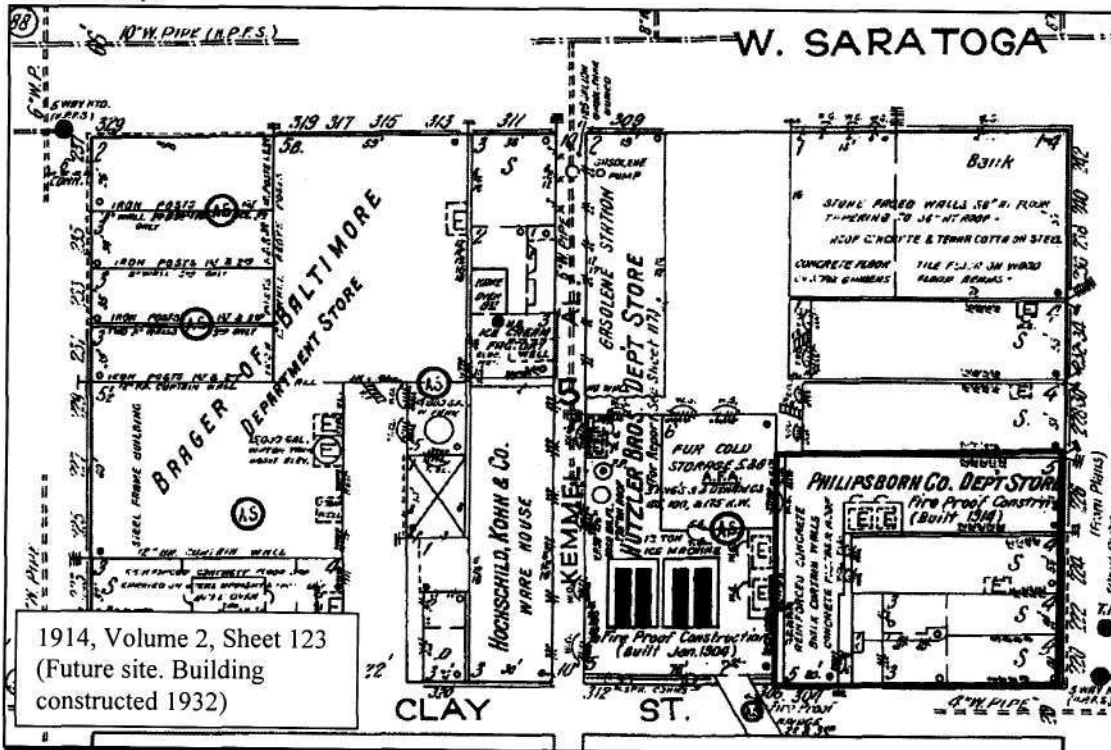
Signature \_\_\_\_\_

B-2278

Hutzler's North Building (Greater Hutzlers Building, Hutzlers High Rise)

220-228 N. Howard Street

Sanborn Maps



B-2278

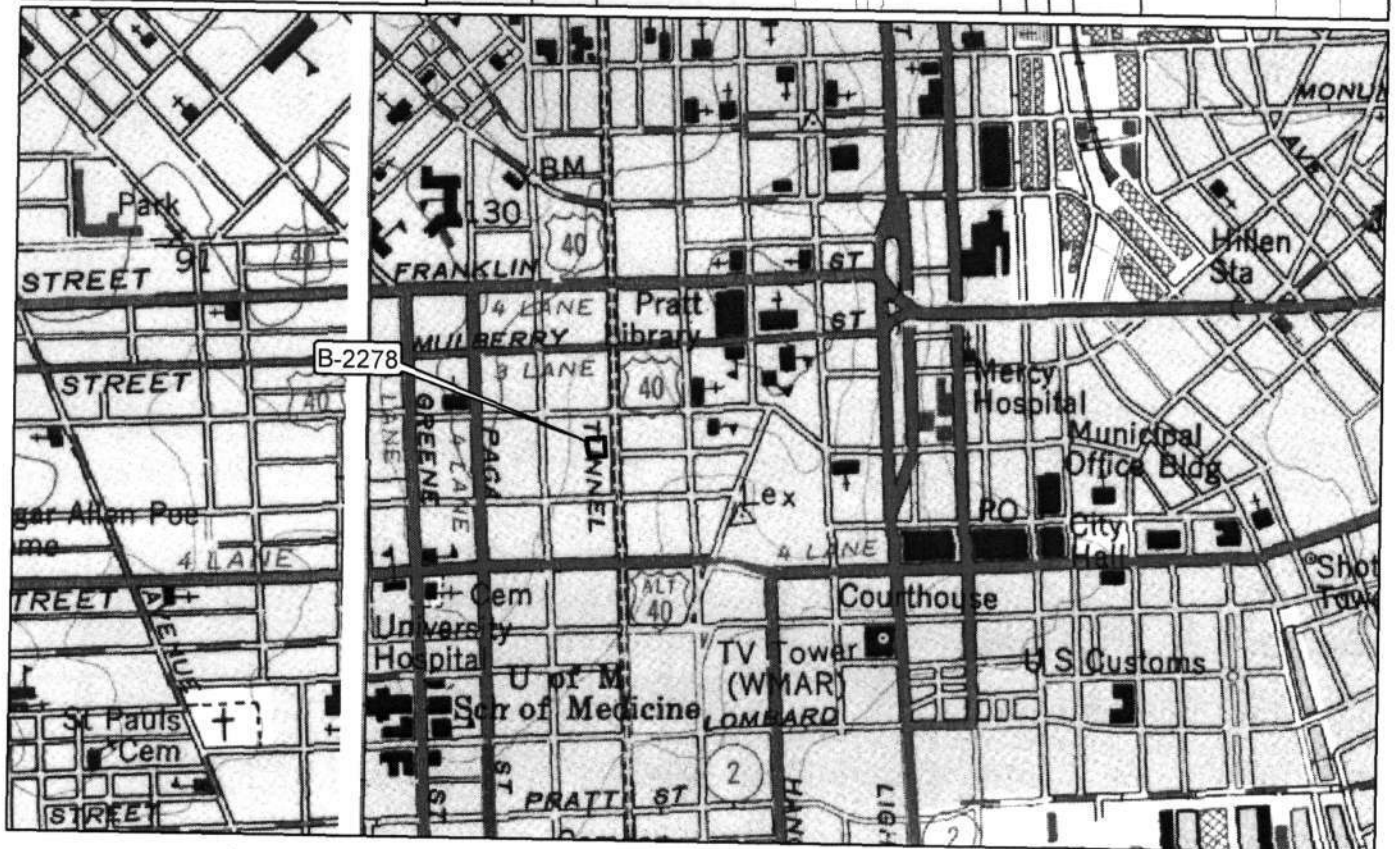
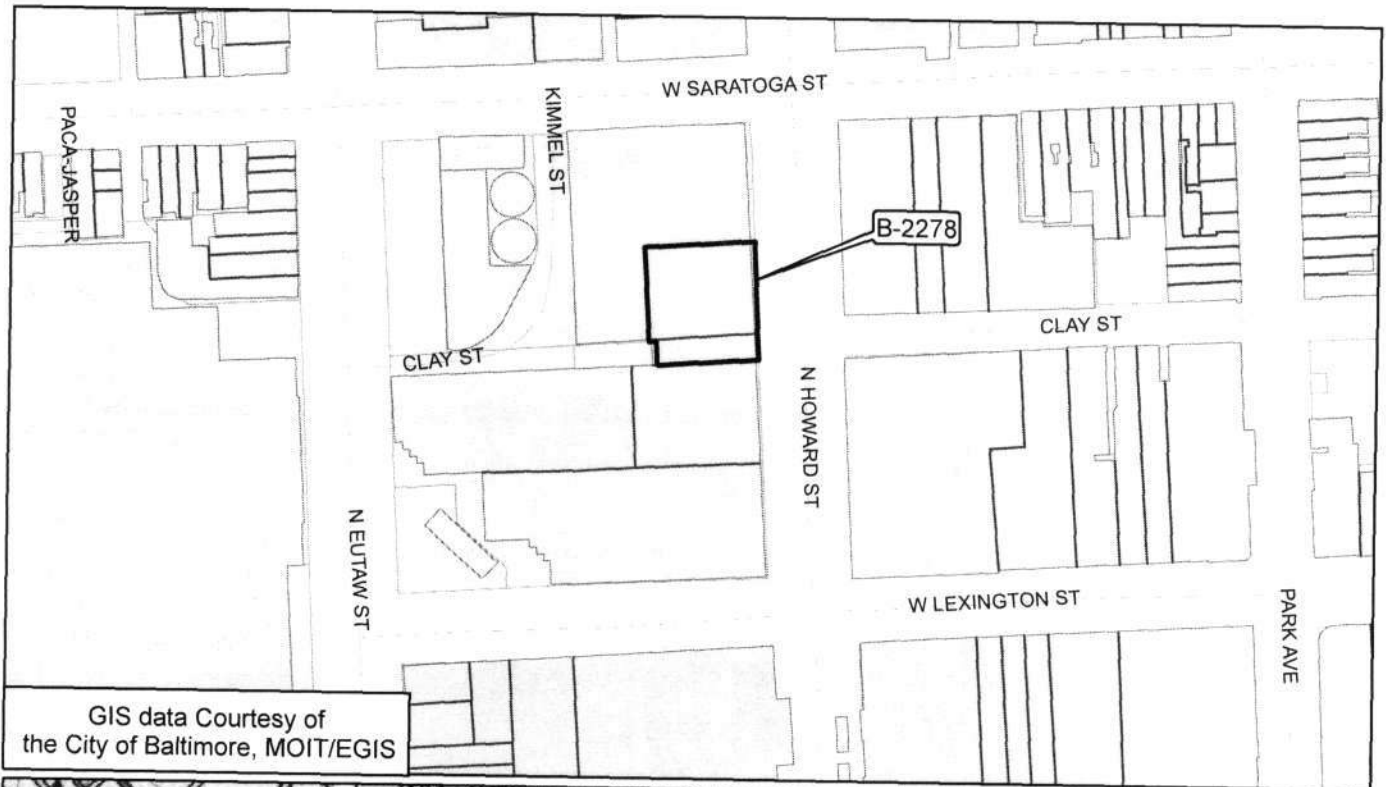
Hutzler's North Building (Great Hutzlers Building, Hutzler's High Rise)

220-228 N. Howard Street

Block 0596, Lot 028

Baltimore City

Baltimore East Quad.





220-228 N. Howard

Ny #

2/76

B. Pencek

Bldg

516